



<b>PETITION NUMBER:</b>	1007-PUD-08	
<b>APPROXIMATE ADDRESS:</b>	Section 3D and Section 3E	
<b>PETITIONER:</b>	Hills Homes of Indiana, LLC	
<b>REPRESENTATIVE:</b>	Glenn Brehm	
<b>REQUEST:</b>	An amendment to the Oak Manor PUD to allow single family detached homes on approximately 9.8 acres	
<b>CURRENT ZONING:</b>	Oak Manor PUD	
<b>STAFF REVIEWER:</b>	Kevin M. Todd, AICP	
<b>ZONING HISTORY:</b>	Ord. 03-37	Oak Manor PUD, <i>Approved</i>
<b>EXHIBITS:</b>	1. Staff Report 2. Petitioner's Proposal	

### **PETITION HISTORY**

This petition was introduced at the June 14, 2010 City Council meeting and was reviewed at the June 22, 2010 Technical Advisory Committee meeting. It is scheduled to receive a public hearing at the September 7, 2010 Advisory Plan Commission (the "APC") meeting.

### **PROCEDURAL**

- Amendments to approved Planned Unit Development ("PUD") Districts are required to be considered at a public hearing. The public hearing for this petition will be held on September 7, 2010 at the APC meeting.
- Notice of the September 7, 2010 public hearing was provided in accordance with the APC Rules of Procedure.
- The recommendation from the APC to the City Council may be made at the September 20, 2010 APC meeting.

### **PROJECT DESCRIPTION**

The subject property is approximately ten (10) acres in size and is located at the southeast corner of Carey Road and the Midland Trace Trail. It is referenced as Parcel B-2 within the proposed amendment (the "Property"). The Property is within Parcel B of the Oak Manor PUD. The proposal would modify sections of the Oak Manor PUD in order to allow single-family detached in an area that was previously planned for single-family attached (such as duplexes) (the "Proposal"). The Proposal calls for the same development and architectural standards to apply to Parcel B-2 as they would for any other single-family detached area of Oak Manor, Parcel B. The Property has already been platted for duplex development. The Proposal would maintain the previously-approved layout and build detached homes on the platted lots.



## **PUBLIC POLICIES**

### **Comprehensive Plan-Feb 2007**

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as Suburban Residential. The proposed use of the Property is consistent with the Comprehensive Plan.

### **Thoroughfare Plan-Feb 2007**

The Westfield-Washington Township Thoroughfare Plan (the “Thoroughfare Plan”) roadway classification map identifies the impacted segment of Carey Road as a “Secondary Arterial”, and recommends a minimum dedication of a sixty (60) foot half right-of-way. The Thoroughfare Plan further recommends the provision of an eight (8) foot asphalt path within the right-of-way. The remainder of the impacted roads are classified as “Local Roads”.

### **Parks & Recreation Master Plan-Dec 2007**

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community’s existing parks and trail systems. The Property is adjacent to the Midland Trace Trail (to the north), which is currently being planned by the City.

### **Water & Sewer System-Aug 2005**

The Property is currently served by water and sewer lines.

### **Annexation**

The Property is within the corporate boundaries of the City of Westfield.

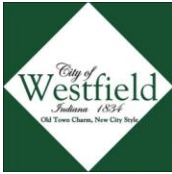
### **Well Head Protection-Ord. 05-31**

The Property is not within a wellhead protection area.

## **INDIANA CODE**

IC 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.



5. Responsible growth and development.

**PROCESS REQUIREMENTS**

<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	05/28/10	-	Submitted
Fees	05/28/10	-	Paid
Legal Description	05/28/10	-	Submitted
Consent Form	05/28/10	-	Submitted
PUD Ordinance Amendment	05/28/10	-	Submitted

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	05/05/10	Meeting Held
Notice - Sign on site	08/27/10	Posted
Notice – Newspaper	08/27/10	Published
Notice – Mail	08/27/10	Postmarked

**STAFF COMMENTS**

1. Hold a public hearing on this item.
2. No action is required at this time.
3. This petition may receive a recommendation from the APC at the September 20, 2010 APC Meeting.
4. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or [ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov).

\*\*\*\*\*

***KMT***